

## Bradwell

2 Mill Lane  
Great Yarmouth  
Norfolk  
NR31 8HL

- Freehold Shop Investment
- Prominent corner position on A143
- Let to Budgens Stores Ltd (sublet to Barnardo's at passing rent)
- Predominantly residential area
- Current Rent Reserved

**£25,000 pa**

On the Instructions of  
CBRE Receivers

**CBRE**



### Tenure

Freehold.

### Location

Bradwell is a predominantly residential suburb 1 mile west of Gorleston-on-Sea, 2 miles south of the seaside resort Great Yarmouth and 18 miles east of Norwich. The property lies on the A143, which connects Great Yarmouth to Bury St Edmunds and the A14 in the south. The junction with the A12, which provides access to Lowestoft and ultimately Ipswich to the south, is a short distance to the north. The property is situated in a prominent corner location on Mill Lane at the junction with the A143 Beccles Road.

Occupiers close by include Corals (adjacent), Lloyds Pharmacy and an NHS doctors and dentist surgery in a predominantly residential area.

### Description

The property is arranged on ground floor only to provide a ground floor shop, comprising sales/staff and storage accommodation, together with a car park.

The property provides the following accommodation and dimensions:

**Ground Floor** 302 sq m (3,250 sq ft)

Note: For the avoidance of doubt, the area shaded red in the plan is not part of the title and does not form part of the sale.

### Tenancy

The entire property is at present let to BUDGENS STORES LTD, for a term of 25 years from 25th February 1997 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

The property has been sublet to Barnardo's from 2008 until 18th February 2022 at £25,000 p.a. The store trades as Barnardo's Furniture.

### Tenant Information

Budgens operates from some 190 stores nationwide.

(Source: [www.budgens.co.uk](http://www.budgens.co.uk))

For the year ended 27th December 2014, Budgens Stores Ltd reported an undisclosed turnover and pre-tax profit and a net worth and shareholders' funds of £36.942m. (Source: [riskdisk.com](http://riskdisk.com) 26.08.2015)

For the year ended 31st March 2014, Barnardo's reported an undisclosed turnover, a pre-tax profit of £7.35m and a net worth and shareholders' funds of £21.34m. (Source: [riskdisk.com](http://riskdisk.com) 09.09.2015)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 88 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Vicki Simpson, Shakespeare Martineau. Tel: 0121 237 2304 e-mail: [vicki.simpson@shma.co.uk](mailto:vicki.simpson@shma.co.uk)